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MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1813 Holly Street
June 17, 2020

Application: New Construction—Infill and outbuilding/ detached accessory dwelling unit
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08314001500
Applicant: Clay Adkisson
Project Lead: Robin Zeigler robin.zeigler@nashville.gov

Description of Project: A proposal to construct a new house on an interior lot and an outbuilding that appears to be a detached accessory dwelling unit.

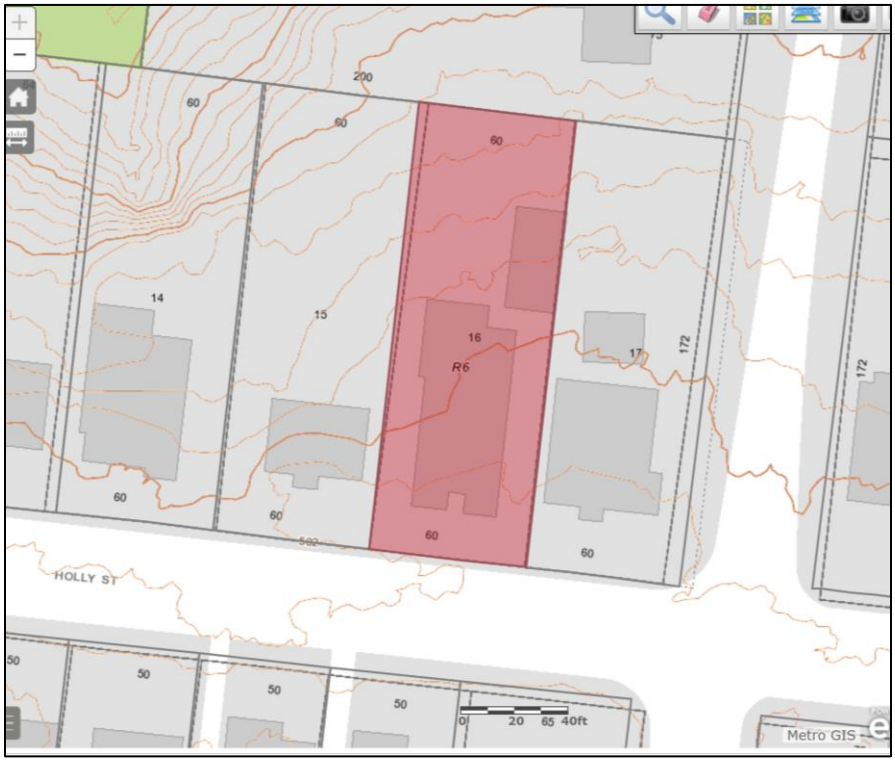
Recommendation Summary: Staff recommends approval of the proposed one and one-half-story infill at 1813 Holly Street with conditions that:

1. The front setback of the primary building be twenty-five feet to match the historic context;
2. A new site plan be submitted, prior to issuance of permit, showing the revised front setback;
3. Materials be identified for both buildings, specifically: porch floor, masonry, porch roof color, windows and doors, driveway and walkway;
4. ~~4.~~ Roof plan be revised, prior to issuance of permit, correcting the discrepancy of roof pitches between the elevation and roof plan;
5. The dormers on the primary building and the outbuilding be stepped back a minimum of two feet;
6. The cladding be removed on the side where it covers the foundation material;
7. A restrictive covenant for detached accessory dwelling units be submitted, if the building is to have a second dwelling unit;
8. The wall height of the garage be shortened in order to ensure that the eave height does not exceed ten feet (10') as measured from grade on the highest corner of grade;
9. Elevations provided of all four sides of the outbuilding, prior to issuing permit; and
10. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field.

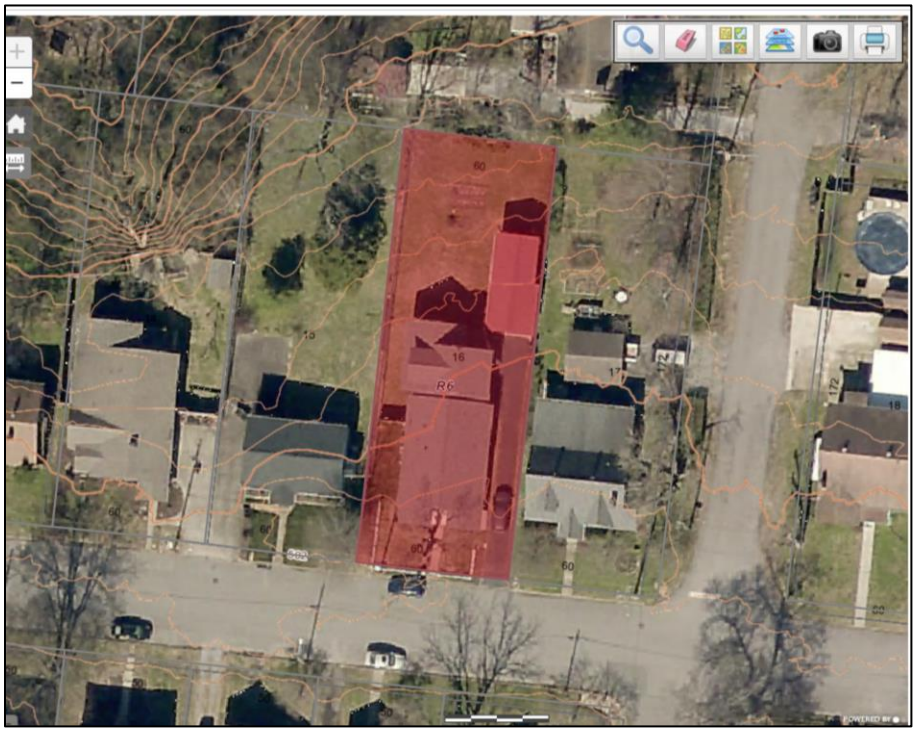
With these conditions met, Staff finds that the project will meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.
For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be12'.
For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.
For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height,

scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:
- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:
- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials. textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.
Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.
Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.
Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.
Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
Generally, two-story residential buildings have hipped roofs.
Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

Porches
New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways
Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips

where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic* buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

8. Outbuildings
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed 750 square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

Outbuildings: Character, Materials and Details
· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof
· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)

Outbuildings: Windows and Doors
· Publicly visible windows should be appropriate to the style of the house.
· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim
· Brick, weatherboard, and board-and-batten are typical siding materials.
· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
· Stud wall lumber and embossed wood grain are prohibited.
· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:
· Where they are a typical feature of the neighborhood; or
· When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.
Generally new outbuildings should be placed in rear yards, close to the rear property line, or in the original location of an historic accessory structure. Outbuildings may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)
Lots without rear alleys may have outbuildings located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:
- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

· For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
· Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.
· The DADU may not exceed the maximums outlined previously for outbuildings.
· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
Density.
· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or if the lots has been subdivided since August 15, 1984.
Ownership.
· a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
· The DADU cannot be divided from the property ownership of the principal dwelling.
· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.
Bulk and Massing.
· The living space of a DADU shall not exceed seven hundred square feet.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The house at this lot was damaged in the spring tornado. It was considered a total loss, and MHZC staff issued an emergency demolition permit under the Rules of Order and Procedure VI.C.2.c, which allow for administrative issuance of demo permits for any structure that has become a major life-safety hazard.

Figure 1: 1813 Holly Street prior to the tornado

Figure 2: 1813 Holly Street the morning after the tornado.

Analysis and Findings: The applicant proposes to construct a new one and one-half story house oriented to Holly Street and an outbuilding. The house has a projecting vestibule entrance under a full width porch and a side porch with a projecting portion on the first level and a recessed portion on the second level.

Height & Scale: The new building will be a one and one-half-stories, which is compatible with the historic houses on the block and the surrounding area. The house to the left is one-story and the house to the right is one and one-half stories. The house will be twenty-seven feet and six inches (27' 6") tall from the front grade to the peak of the roof. The immediate context ranges from an estimated nineteen feet (19') to twenty-nine feet (29') in height on similar sized lots. The previous home was approximately twenty-two feet (22') tall; however, it had a front-gable form that accentuated it its height more than the proposed side gable form will. The foundation is approximately two feet (2') tall and the eaves are ten feet (10') from finished floor, both of which match the historic context.

Figure 3: The houses on either side of the lot are one and one and one-half stories.

The overall width of the building will be thirty-four feet (34'), not counting a minimal one-story, left-side, screened-in porch. The depth of the building will be approximately sixty-two feet (62') including a front porch that is more than eight feet (8') deep. These dimensions are compatible with nearby houses including recent infill, ranging from twenty-eight to thirty-eight feet (28'-38') wide and up to sixty-one feet (61') deep.

Staff finds that the height, width, and massing of the proposed new buildings to be compatible with the surrounding context and therefore the proposal meets sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The front setback of the building is proposed to be twenty feet (20') from the front property line. The footprints of the homes on either side are approximately twenty-five feet (25') from the front property line; therefore, staff recommends that the house be setback so that the front setback of the primary building is twenty-five feet (25') from the front property line to be consistent with the immediate context.

The proposed house sits off-center on the lot to accommodate a driveway, which is typical of many historic buildings in the immediate vicinity. The right-side setback is five feet (5') which meets bulk zoning standards. The left-side setback varies a little as the left property line is not at a right angle, but the setback is approximately twenty-feet (20') at the front corner of the house. With a condition that a new site plan is submitted

for Staff's review of the front setback, Staff finds that the setbacks and rhythm of spacing could meet section II.B.3 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Painted CMU	Split face	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth-Faced, 3.5" Reveal	Yes	
Secondary Cladding	Fiber-Cement shingles		Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Primary Roofing	Asphalt Shingles	Charcoal	Yes	
Screen porch framing	Stained wood		Yes	
Front Porch steps	Trex	Typical	Yes	
Front Porch Floor	Not indicated			X
Front Porch Columns	Wood	Typical	Yes	
Front Porch Railing	Wood	Typical		
Front Porch Roof	Standing seam metal	Color needs approval	Yes	X
Windows (majority)	Double-hung, Fixed	Selections Need Review	Yes	X
Front Door and Sidelight	Half glass/wood With sidelight	Typical	Yes	X
Screened-in porch	Wood, screen and brick	Masonry needs final review	Yes	X
Skylights	Not indicated	Flat to roof as required		
Driveway/ Parking	Not indicated	Selections Need Review		X
Walkway	Not indicated	Selections Need Review		X

Typically, front posts have a cap and base. In this case, the paired front posts will continue to grade, and the top of the post will be hidden by a wide overhang; therefore,

the typical requirement is not necessary. Staff recommends final approval of windows, porch floor, masonry, driveway and walkway materials and standing seam metal roof color. With these conditions, the proposal would meet section II.B.4 of the design guidelines.

Roof form: The primary roof of the building will be a side-gable with three front-gabled dormers. The pitch of the primary roof will be 8/12 and the front shed dormers 3/12. The roof between the dormers, on the roof plan show a 5 ¾ /12 pitch, while the elevations do not show a change of pitch in that area. Staff recommends new drawings that clarify the discrepancy.

Front dormers are typically required to step back two feet (2') from the wall below and in this case, they are slightly forward of the wall below. Staff recommends that the dormers sit back at least two feet (2').

The front porch will have a projecting shed form of with a 4/12, which meets the historic context.

With the conditions that the plans be corrected and the dormers stepped back two feet (each), the project could meet section II.B.5 of the design guidelines.

Orientation: The house is oriented to Holly Street with a front door and a front porch facing the street and a walkway connecting the porch to the street. In the past, porches have been required to be at least six feet (6') deep to match the historic context this plan meets that requirement with a more than eight foot (8') deep porch.

The proposal includes a driveway to the left side. Although there is a rear alley, driveways are not uncommon in this area and the previous home had a driveway on the right side.

Staff finds the project meets section II.B.6 of the design guidelines.

Proportion and Rhythm of Openings**:** The window openings on the new building will comprise mostly of double-hung and fixed sashes, vertically oriented, and arranged in single units, pairs, and sets of threes. The right side has a large expanse of wall without an opening. This condition could be appropriate because this is the side where the building is closest to the property line, there are two windows towards the front of the building, and the majority of this side is only one-story. The cladding on the side, extends over the foundation. Staff recommends revealing the foundation as a way to break up this blank wall.

Appurtenances & Utilities: The location of the HVAC is on the left-side, towards the rear of the building, an appropriate location. The project meets section II.B.9 of the design guidelines.

Outbuilding
The current proposal is to construct a one and one-half story outbuilding at the rear of the lot. Based on the floorplan it appears to be a detached accessory dwelling unit. The building is one and one-half stories with a gabled roof and an awning over a pedestrian entrance. Two elevations were provided. Staff recommends submission of the missing two elevations prior to issuance of the permit.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot smaller than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	750 sq. ft.	~728 sq. ft.

	Potential 1-Story or 1.5-Story Outbuilding	Proposed Outbuilding
Ridge Height	25’ (not to exceed principal building height)	~23 from grade
Eave Height	10’	~12’

The footprint of the new outbuilding will be below the maximum permitted by the design guidelines for the size of the lot. The ridge height is compatible, but the eave height is approximately two feet too tall, as measured from the corner of the highest grade. Staff recommends shortening the wall height in order to meet the 10’ eave height required of the design guidelines. With this condition, staff finds that the application meets Section III.H.1. of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Gable	Yes
Primary Roof Slope	10/12	Yes
Dormer Form	Shed	Yes
Dormer Roof Slope	3/12	Yes

Dormers are typically required to step back two feet (2’) from the wall below and in this case, they do not. They do meet the 50% requirement for dormers on outbuildings. Staff recommends that the dormers sit back at least two feet (2’).

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Primary Cladding	Fiber-cement Clapboard	Smooth, 3.5" Exposure	Yes	
Secondary Cladding	Shingle		Yes	
Trim	Wood	Smooth, Painted	Yes	
Roofing	Asphalt Shingles	Match Roof on House	Yes	
Windows	Double hung	Needs final approval	Unknown	X
Pedestrian Doors	Wood half light		Yes	
Garage Door	Not indicated	Needs final approval	Unknown	X

The known materials for the outbuilding meet section III.H.5. of the design guidelines. Staff recommends that the window and door selections shall be approved by MHZC staff prior to construction.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?		No
Is the roof pitch at least 4/12?	Yes	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20’	26’ 6”
Rear setback	3’	35’
Left side setback	3’	~5’
Right side setback	3’	~20’
How is the building accessed?	-	Side driveway

The front setback of the primary building is recommended to be five feet (5’) greater than what is shown. If the outbuilding is not pushed back, which it cannot be due to a sewer easement, then there will still be the minimum of twenty feet (20’) between the two buildings. Staff finds the project to meet section III.H.6. of the design guidelines for outbuildings.

Recommendation: Staff recommends approval of the proposed one and one-half-story infill at 1813 Holly Street with conditions that:

1. The front setback of the primary building be twenty-five feet to match the historic context;
2. A new site plan be submitted, prior to issuance of permit, showing the revised front setback;
3. Materials be identified for both buildings, specifically: porch floor, masonry, porch roof color, windows and doors, driveway and walkway;
4. ~~4.~~ Roof plan be revised, prior to issuance of permit, correcting the discrepancy of roof pitches between the elevation and roof plan;
5. The dormers on the primary building and the outbuilding be stepped back a minimum of two feet;
6. The cladding be removed on the side where it covers the foundation material;
7. A restrictive covenant for detached accessory dwelling units be submitted, if the building is to have a second dwelling unit;
8. The wall height of the garage be shortened in order to ensure that the eave height does not exceed ten feet (10’) as measured from grade on the highest corner of grade;
9. Elevations provided of all four sides of the outbuilding, prior to issuing permit; and
10. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field.

With these conditions met, Staff finds that the project will meet the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.